

# *Willard City Corporation*

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**Staff Report: Granite Construction**  
**Date: October 16, 2015**  
**Project: Batch Plant**  
**Location: Wells Gravel Pit 750 North**

**Staff Report Prepared by: Bryce Wheelwright, City Planner**

## **Introduction:**

The applicant, Granite Construction who run the Wells Gravel Pit, have applied for a Conditional Use Permit to operate a concrete mixing batch plant on the gravel pit site, for use in the up coming I-15 add a lane project. scheduled for the summer of 2016

## **Project Summary:**

Granite proposes to install a concrete batch plant on the south end of parcel # 02-045-0005. Which they own.

Granite proposed to tap into the city spring line and buy the water from Willard City at the industrial rate.

It is estimated that this I-15 project will require about 26 days of heavy vehicle traffic and increase the per day vehicle trips by around 230.

## **Staff Analysis:**

On September 17 2015 the Planning Commission held a public hearing on the purposed Conditional Use Permit. In that public hearing there were three items of concern that stood out. They were dust control, traffic, and noise.

The noise issue was discussed and felt that it had been addressed and would not really be an issue.

The Planning Commission moved to recommend to the City Council to approve the Conditional Use Permit with the conditions that dust be controlled by either dust guard being put down on the roads or water as needed to control dust. And that Granite work with UDOT to come up with a plan for safe traffic crossings on main street through signage or temporary traffic light or other means.



August 18, 2015

Bryce Wheelright  
Willard City Corp.  
80 West 50 South  
Willard City, UT 84340

**Re: Wells Aggregate Facility Temporary Conditional Use Permit Change for Parcel # 02-045-0005: Addition of Concrete Batch Plant and Extended Use hours.**

Dear Mr. Wheelright,

This letter lists the proposed changes to the Granite Construction Conditional Use Permit (CUP) at the parcel # 02-045-0005 (Wells Aggregate Facility). The proposed changes include:

1. Addition of a concrete batch plant and
2. Extended hours of operation

The proposed use would be for operations from October 2015 to December 2017 to support the I-15 reconstruction project. The following sections describe the proposed changes and subsequent impacts at the Wells facility.

#### **Proposed Site Activities**

Granite proposes to install a concrete batch plant on the south end of the parcel # 02-045-0005 (owned by Granite). The attached figures illustrate plant layout and cross sections of the site. Materials such as lime, fly ash, dry cement mix, and coarse aggregate will be delivered on site for concrete batching.

#### **Traffic Impact Estimate**

It is estimated that an increase of 230 vehicle trips per day will occur. The vehicles will include concrete trucks and dump trucks (aggregate). The I-15 construction project will require ~26 days of concrete delivery which is equal to 6,000 total loads of concrete delivered from the Wells Facility. As a comparison, the average annual vehicle counts from the past three years at the Wells facility are 2,200 trips/year. For the year of 2007, there were 37,907 vehicle trips to the Wells facility. Therefore, the proposed 6,000 trip increase at the site coupled with the expected current use (an expected total of 8,200 trips/yr) is still well below the total vehicle count in 2007.

#### **Site Drawings and Layout**

Attached to this letter are site drawings and figures of the proposed changes. The copies include two sets of 11"x17" and two sets of 24"x36". Digital files will also be emailed to a Willard City representative.

#### **Adjacent Parcels Within 500 ft**

The table below lists the parcels, owners, and mailing addresses of any parcels within 500 ft of the wells facility.

**Additional Information**

Though this information is not required for the conditional use permit, included below is additional information concerning Willard City water that Granite is interested in purchasing. To operate the concrete batch plant, Granite would need approximately 100,000 gallons of water per day at peak production. Granite would use Willard City water from the Willard Canyon spring located east and south of the Wells aggregate facility, pending Willard City approval. As stated previously, this information is included for informational purposes only and is not intended for use in the conditional use permit application.

Thank you for taking the time to review this information. Please feel free to contact Mark Greenwood at 801-707-8547 with any questions that you might have.

Kind Regards,

A handwritten signature in black ink, appearing to read "Mark Greenwood".

Mark Greenwood, PE  
Regional Environmental Manager

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